

**TOWN PLAN AND ZONING
COMMISSION**

INTEROFFICE MAIL

January 15, 2019

Honorable Town Council
Town of West Hartford
50 South Main Street
West Hartford, CT 06107

RECEIVED

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TOWN COUNCIL OFFICE
West Hartford, CT

ITEM NO. 17

FILE NO. 999

SUBJECT: Ordinance Permitting Accessory Apartments in One-Family Residence Districts

Dear Councilors:

At its regular meeting of January 7, 2019, the West Hartford Town Plan and Zoning Commission gave consideration to the following item:

Ordinance Permitting Accessory Apartments in One-Family Residence Districts- (Town Council receipt on 12/11/18. TPZ receipt on 1/7/19. Town Council public hearing scheduled for 1/22/19)

After a detailed review of the proposed ordinance, the TPZ acted by unanimous vote (5-0) to **RECOMMEND DENIAL** of the subject ordinance.

During its discussion and deliberation on this matter, the Commission made the following findings which it has prepared for the Council's consideration:

1. On its surface, this ordinance appears to propose a small change to permitted accessory uses. However, upon more careful review, it is the opinion of the Commission, that as a whole, the ordinance represents a significant town wide impact effectively changing all single-family zoning districts into limited two-family districts.
2. The ordinance, as drafted, appears too permissive. More specifically, no restrictions on the total number of bedrooms and no restrictions or standards for the type of occupancy permitted are included in the ordinance.
3. It is the opinion of the Commission that this ordinance, as drafted, has the potential to create an administrative and enforcement burden on Town staff.
4. Given the potential town wide impact of this ordinance, the Commission, in its role as the planning commission, believes that this type of change should be reviewed and considered as part of the Plan of Conservation and Development update before it is taken up by the Council.

The TPZ members appreciate the opportunity to be an integral part of the review process and thank the Town Council for the opportunity for an earlier review and comment period on this proposal.

Sincerely,

Kevin Ahern
Chairman TPZ/IWWA

Cc: Matthew Hart, Town Manager
Mark McGovern, Director of Community Development
Essie Labrot, Town Clerk

Patrick Alair, Corporation Counsel
Gina M. Varano, Assistant Corporation Counsel
Subject File

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